

# PLANNING AND ZONING COMMISSION AGENDA

Tuesday, June 7, 2016

8:00 P.M.

**Room 206**

Town Hall

## **PUBLIC HEARING**

**Continuation of Public Hearing regarding Flood Damage Prevention Application #352, Land Filling & Regrading Application #377, Everett Schenk, 19 Salisbury Road.** Proposal to fill and regrade in conjunction with the construction of a replacement residence, with associated stormwater management and septic system, and to perform related site development activities within a regulated area. The subject property is located on the east side of Salisbury Road, approximately 700 feet south of its intersection with Pembroke Road, and is shown on Assessor's Map #1 as Lot #101 in the R-2 Zone. *PUBLIC HEARING OPENED ON 3/29/2016, AND WAS IMMEDIATELY CONTINUED TO 4/26 AND 5/24. DEADLINE TO CLOSE PUBLIC HEARING IS 6/7/2016 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

**Coastal Site Plan Review #310, Flood Damage Prevention Application #355, Land Filling & Regrading Application #384, Susan Weaver, 21 Baywater Drive.** Proposal to remove the existing residence, and construct a replacement single-family residence, and to perform related site development activities within regulated areas. The subject property is located on the south side of Baywater Drive, approximately 720 feet east of its intersection with Nearwater Lane, and is shown on Assessor's Map #55 as Lot #97 in the R-NBD Zone.

**Coastal Site Plan Review #246-A, Flood Damage Prevention Application #91-B, Anne Dempsey Sullivan, 124 Pear Tree Point Road.** Proposal to demolish most of an existing residence, construct an addition, and raise the floor elevation to be compliant with the current FEMA flood zone, and perform related site development activities within regulated areas. The subject property is located on the east side of Pear Tree Point Road, approximately 250 feet south of its intersection with Crane Road, and is shown on Assessor's Map #60 as Lot #35 & #36 in the R-1 Zone.

**Business Site Plan #138-B/Special Permit, BLCR Holdings, LLC, William Raveis Real Estate, 22 Old King's Highway South.** Proposal to construct additions and alterations to the existing office building and perform related site development activities; and to apply for a Special Permit for a first floor real estate office use in the CBD Zone. The subject property is located on the west side of Old King's Highway South, approximately 50 feet south of its intersection with Center Street, and is shown on Assessor's Map #72 as Lot #36 in the CBD Zone.

## **GENERAL MEETING**

*Discussion and deliberations ONLY regarding the following:*

**Site Plan Application #291/Special Permit, Land Filling & Regrading Application #378, Darien Housing Authority, 719 Boston Post Road.** Proposal to raze the residential structures on the property and construct 55 units of multi-family housing with associated parking and stormwater management and perform related site development activities. *PUBLIC HEARING CLOSED ON 4/26/2016. DECISION DEADLINE: 6/30/2016.*

**Business Site Plan #146-D/Special Permit, Lithos, 319 Boston Post Road.** Proposal to establish outdoor dining in front of the restaurant. *PUBLIC HEARING CLOSED ON 5/5/2016.*

**Amendments to the Darien Zoning Regulations put forth by Noroton Heights Shopping Center, Inc., and FR Darien, LLC (COZR #6-2016).** Proposal to amend Section 680 *et. seq.* and the inclusion of a new subsection 687 (Public Plazas). These proposed amendments address redevelopment in the Noroton Heights Redevelopment (NHR) Zone, and would allow for an increase in: number of stories of building height; building height in feet; Developed Site Area; and allow for larger dwelling units. Amendments are also proposed to Sections 905 (Joint Parking), by adding a new subsection 905.2 (Joint Parking in Mixed Use Developments). This will allow residential parking to be separated from non-residential parking. Amendments to subsection 907 (Parking Structures), would allow for subsurface parking without such being counted as stories, and will allow such subsurface parking structures to be located within minimum yard areas. The amendments to Sections 905 and 907 would apply to all zoning districts in Darien. *PUBLIC HEARING CLOSED ON MAY 24, 2016.*

**Amendments to the Darien Zoning Regulations put forth by Darien Board of Education (COZR #8-2016), Flood Damage Prevention Application #354, Land Filling & Regrading Application #53-E/Site Plan, Darien High School, 80 High School Lane.** The applicant proposes to install a new turf field system for the Stadium East field over a larger footprint than previously proposed; and construct a paved turnaround at the end of a parking area; and perform related site development activities within a regulated area. *PART OF THIS REQUEST, THE ZONING REGULATION AMENDMENT ASPECT OF THIS APPLICATION, HAS BEEN WITHDRAWN.*

*Clarification of Adopted Resolution:*

**Amendments to the Darien Zoning Regulations put forth by Darien ALF Property, LLC/Maplewood Darien, 599 Boston Post Road (COZR #5-2016).** Proposal to amend Section 627 of the Zoning Regulations to allow that Area and Bulk Requirements for an Assisted Living Facility (ALF), Memory Care Facility (MCF), or a combination thereof be determined on a case-by-case basis by the Commission. The proposal seeks to correct an internal inconsistency that exists within Section 620 (DB-2 Zone). *RESOLUTION ADOPTED ON MAY 10, 2016*

**Amendment of Special Permit Application #277-C, Darien Butcher Shop, 13 Grove Street**  
Request to install blinds on some of the windows on the western side of the building.

**Flood Damage Prevention Application #350, Benedict, 15 Plymouth Road**  
Request for extension of time to complete project, and request to modify the garage slab.

**Approval of Minutes**

April 19, 2016	Public Hearing/General Meeting
April 26, 2016	Public Hearing/General Meeting
May 5, 2016	Public Hearing/General Meeting
May 10, 2016	Public Hearing/General Meeting
May 17, 2016	Public Hearing/General Meeting

**Any Other Business (Requires two-thirds vote of Commission)**

**ADJOURN.**